

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	3239 Weather Vane Lane, Dallas, TX 75228	Order ID	7180872	Property ID	29834631
Inspection Date	03/20/2021	Date of Report	03/22/2021		
Loan Number	43979	APN	00000820125500000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	0319BPO	Tracking ID 1	0319BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	ETHAN BONAR	Large four bedroom just repainted and carpet replaced. Has updated baths. Windows have been replaced. Kitchen has older cabinets and counter tops but very useable
R. E. Taxes	\$5,437	
Assessed Value	\$198,910	
Zoning Classification	Residential Z298	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Urban Suburban Mix, Population 73,976, located in mature East Dallas neighborhood
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$178000 High: \$331600	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3239 Weather Vane Lane	3744 Casa Del Sol Lane	3009 San Diego Drive	3129 Weather Vane Lane
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75228	75228	75228	75228
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.45 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,999	\$249,000	\$250,000
List Price \$	--	\$239,999	\$249,000	\$250,000
Original List Date		01/31/2021	02/05/2021	01/29/2021
DOM · Cumulative DOM	-- · --	47 · 50	21 · 45	37 · 52
Age (# of years)	41	43	40	41
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,191	1,911	2,178	1,674
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 3	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.154 acres	0.147 acres	0.162 acres
Other	--	--	--	--

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Ranch Home is perfect for first time homeowners! This spacious floorplan boasts 3 large bedrooms and 2 bathrooms. The living room has beautiful vaulted ceilings with a skylight for extra natural light, as well as a wood burning fireplace. Dining room and large kitchen provide both functional space and room to entertain.
- Listing 2** SPACIOUS and features 3 bedrooms, 3 updated baths, 2 living areas, 2 dining areas, updated kitchen with beautiful cabinetry and a gorgeous add-on sunroom. Range and vent-a-hood in kitchen add lots of style and charm and is a must see! Home also has a converted garage which may be used as a multi-purpose room which includes the 3rd full bath. Backyard has an open patio and storage home. Home also have nice landscaping and gutters.
- Listing 3** This is a perfect home suitable for all buyers. Walking in to the home you will have your kitchen, living room and dining room in a perfect location to entertain all your guest. The kitchen is fully renovated with new cabinets, countertops and flooring . The home is brightened up with new laminate flooring that flows through the home and bright grey paint scale to create a great combination.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3239 Weather Vane Lane	11512 Glen Cross Drive	1618 Charleston Drive	3018 Weather Vane Lane
City, State	Dallas, TX	Dallas, TX	Garland, TX	Dallas, TX
Zip Code	75228	75228	75041	75228
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.99 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$255,000	\$230,000
List Price \$	--	\$225,000	\$255,000	\$230,000
Sale Price \$	--	\$227,500	\$256,000	\$237,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/30/2020	03/08/2021	10/01/2020
DOM · Cumulative DOM	-- · --	6 · 29	23 · 418	10 · 79
Age (# of years)	41	48	55	42
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Historical	1 Story Traditional	1 Story traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,191	1,434	1,775	2,134
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	5 · 3
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.222 acres	0.179 acres	0.184 acres
Other	--	--	--	--
Net Adjustment	--	+\$20,000	+\$5,000	\$0
Adjusted Price	--	\$247,500	\$261,000	\$237,000

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Home features vaulted ceilings and WOOD laminate floors throughout. Kitchen has stainless steel appliances and warm granite countertops with travertine backsplash. Home also features updated flooring in bathrooms. Warm fireplace allows for cozy nights during fall and winter. Spacious and beautifully maintained backyard with all new wood fence and large patio perfect for all your gatherings. Inf +\$15,000 sq ft, Inf +\$5,000
- Sold 2** Home features vaulted ceilings and WOOD laminate floors throughout. Kitchen has stainless steel appliances and warm granite countertops with travertine backsplash. Home also features updated flooring in bathrooms. Warm fireplace allows for cozy nights during fall and winter. Spacious and beautifully maintained backyard with all new wood fence and large patio perfect for all your gatherings. Inf +\$5,000
- Sold 3** laminate, carpet and tile flooring, recently installed SS appliances, and much more, this property is ready for a new owner.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			02/02/2021 02/01/2021 09/15/2008 03/18/1999 03/18/1999				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/21/2020	\$249,000	--	--	Pending/Contract	01/28/2021	\$217,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$240,000	\$240,000
Sales Price	\$240,000	\$240,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
Property just sold the begging of the year. Comps are based on GLA and condition		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

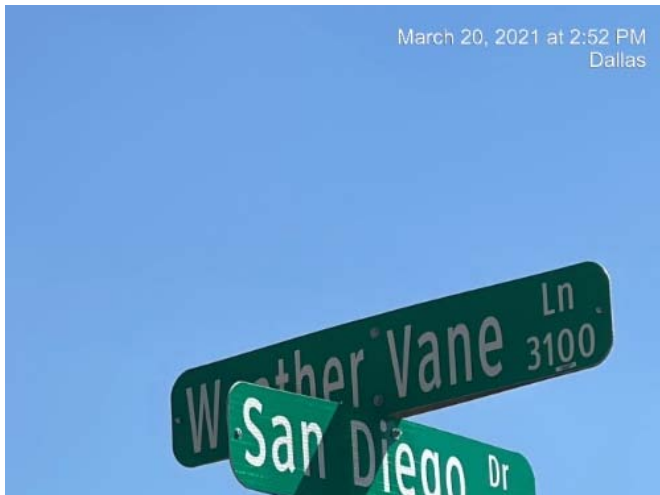
Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 3744 Casa Del Sol Lane
Dallas, TX 75228



Front

L2 3009 San Diego Drive
Dallas, TX 75228



Front

L3 3129 Weather Vane Lane
Dallas, TX 75228



Front

Sales Photos

S1 11512 Glen Cross Drive
Dallas, TX 75228



Front

S2 1618 Charleston Drive
Garland, TX 75041



Front

S3 3018 Weather Vane Lane
Dallas, TX 75228



Front

ClearMaps Addendum

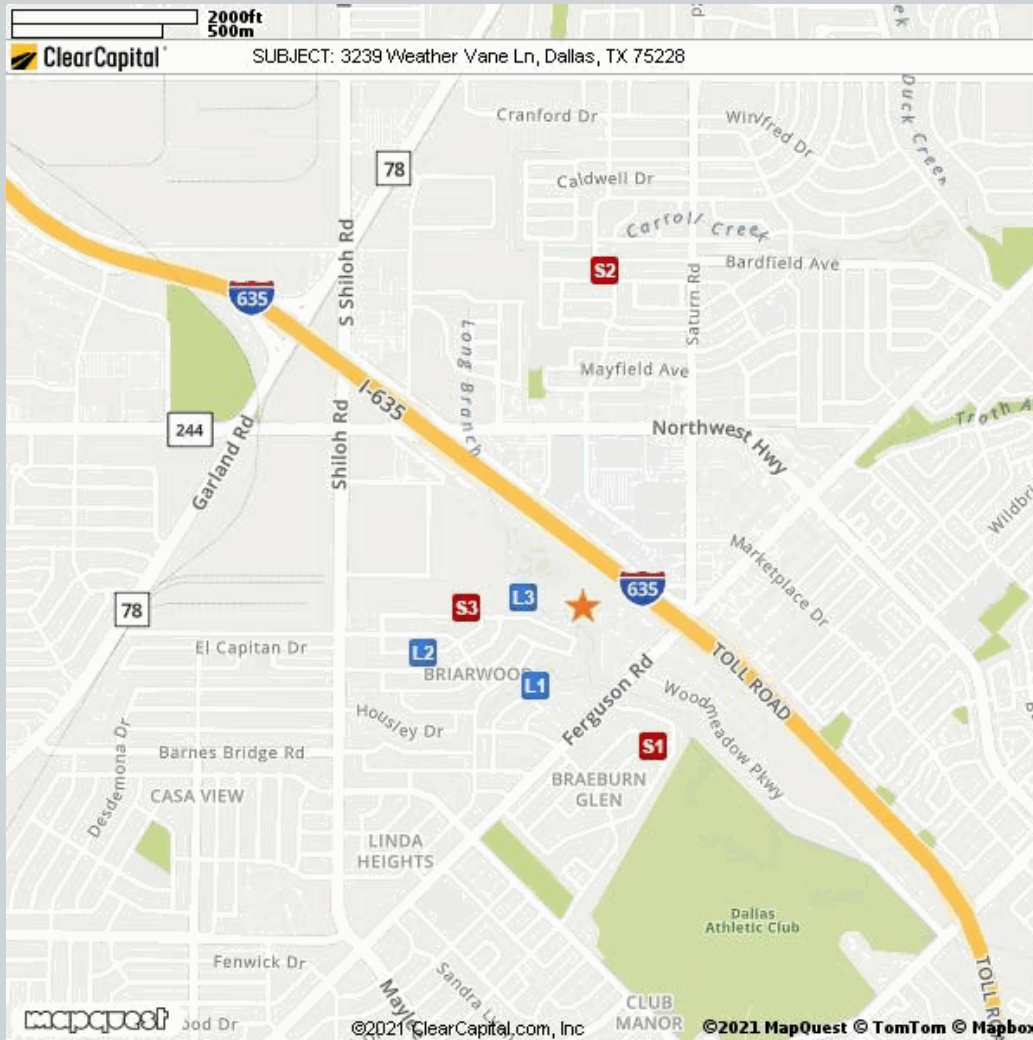
Address ★ 3239 Weather Vane Lane, Dallas, TX 75228

Loan Number 43979

Suggested List \$240,000

Suggested Repaired \$240,000

Sale \$240,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3239 Weather Vane Lane, Dallas, TX 75228	--	Parcel Match
L1 Listing 1	3744 Casa Del Sol Lane, Dallas, TX 75228	0.24 Miles ¹	Parcel Match
L2 Listing 2	3009 San Diego Drive, Dallas, TX 75228	0.45 Miles ¹	Parcel Match
L3 Listing 3	3129 Weather Vane Lane, Dallas, TX 75228	0.16 Miles ¹	Parcel Match
S1 Sold 1	11512 Glen Cross Drive, Dallas, TX 75228	0.44 Miles ¹	Parcel Match
S2 Sold 2	1618 Charleston Drive, Garland, TX 75041	0.99 Miles ¹	Parcel Match
S3 Sold 3	3018 Weather Vane Lane, Dallas, TX 75228	0.32 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Jennifer Turner	Company/Brokerage	Washington First Realty
License No	0704084	Address	205 Palomino Ln Celina TX 75009
License Expiration	04/30/2022	License State	TX
Phone	4695710078	Email	jenniferturner03@yahoo.com
Broker Distance to Subject	30.76 miles	Date Signed	03/21/2021

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

THIS REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.